



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of May 13, 1996

MEETING DATE: June 5, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM

RECOMMENDATION

- a Action required.
- b & c Information only. No action required.

BACKGROUND INFORMATION: The following actions were taken at the last regular Planning Commission meeting of May 13, 1996:

- a. Set a public hearing for **Wednesday, June 19, 1996**, for the City Council to consider the request of Plummer Pontiac, 1011 S. Cherokee Lane, for a General Plan Amendment and Rezone of the rear .57 acre portion of the 3.45 acre parcel from ER, Eastside Residential to GC, General Commercial and rezone the property from R-1*, Single-Family, Eastside to C-2, General Commercial to allow for construction of a 4,800 square foot body/paint shop on the newly zoned property.
- b. Conditionally approved Use Permit U-96-01, at the request of Plummer Pontiac, to operate an automobile body and paint facility in an area zoned C-2, General Commercial. An appeal from Bob Fisher has been received regarding this Use Permit (attached).
- c. Continued until June 10, 1996, Tentative Map 96 S 005, request of Baumbach & Piazza, on behalf of Baker-Keszler, et al., for approval of the tentative subdivision map for Bridgetowne, Unit 1, a 53-lot, 19.75 acre, single-family residential project proposed for 2108-3085 W. Turner Road (i.e. 015-230-36 & 38) in an area zoned R-1, Single-Family Residential.

FUNDING: Application Fees

Konradt Bartlam
Community Development Director

Attachment

/lw

RE: Z-96-02 4/8/96

5/20/96

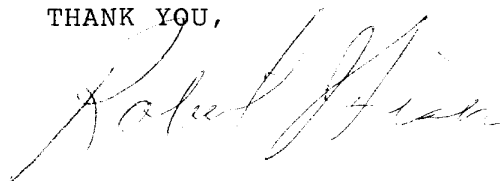
REPLY: ROBERT J. FISHER
440 MISSION ST.
LODI, CA 95241

I WOULD LIKE TO APPEAL THE APPROVAL BY THE PLANNING COMMISSION TO REZONE PLUMMER PONTIAC PROPERTY FROM EASTSIDE RESIDENTIAL TO GENERAL COMMERCIAL. I LIST THE FOLLOWING CONCERNS AS THE REASON FOR THIS APPEAL.

1. INCREASED TRAFFIC AND CONGESTION ON SEVERAL OF THE RESIDENTIAL STREETS IN THE AREA INCLUDING MISSION STREET, HENCE, LESS SAFETY FOR RESIDENTS.
2. BECAUSE THE WELLWOOD DEVELOPMENT IS A FAIRLY NEW DEVELOPMENT, I AM CONCERNED OF WHAT THIS REZONING MIGHT DO TO MY PROPERTY VALUE, AS I'VE ALREADY DONE UPGRARDE TO THE PROPERTY IN THE AMOUNT OF OVER \$15,000.
3. WHAT GUARANTEE DO RESIDENTS HAVE THAT THE REZONING AND THE CONSTRUCTION OF ANOTHER COMMERCIAL BUILDING WILL IN FACT IMPROVE THE APPEARANCE OF THE AREA, WHEN MR. PLUMMER HIMSELF INDICATED AT THE MEETING THAT GARFIELD STREET WAS HIS ALLEY, AND WHO TAKES CARE OF THEIR ALLEY??
4. ALSO AT THAT MEETING IT WAS DISCUSSED THAT GEWEKE FORD HAS INTENTIONS OF GETTING A COMMERCIAL ZONING FOR THEIR PROPERTY IN BACK OF THEM WHICH IS NOW AN APARTMENT COMPLEX. THE CONCERN IS THAT WHOLE SECTION WILL GO COMMERCIAL!!

I WOULD BE GLAD TO DISCUSS THIS MATTER AT THE COUNCIL OR OTHER COMMUNITY METTING. MANY OTHER ISSUES ARE INVOLVED IN THIS MATTER ALSO.

THANK YOU,





CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: June 19, 1996
Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, June 19, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Request of Plummer Pontiac, 1011 South Cherokee Lane, Lodi, for a General Plan Amendment and rezone of the rear .57 acre portion of the 3.45 acre parcel from ER, Eastside Residential to GC, General Commercial and rezone the property from R-1*, Single-Family, Eastside to C-2, General Commercial to allow for construction of a 4,800 square foot body/paint shop on the newly zoned property.
- b) Appeal by Robert J. Fisher, 440 Mission Street, Lodi, on the above matter.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Jennifer M. Perrin
Jennifer M. Perrin
City Clerk

Dated: June 5, 1996

Approved as to form:

Randall A. Hays

Randall A. Hays
City Attorney



DECLARATION OF MAILING

Public Hearing: Request of Plummer Pontiac

On June 6, 1996 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.


There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 6, 1996, at Lodi, California.

Jennifer M. Perrin
City Clerk

Jacqueline L. Taylor
Deputy City Clerk


Linda S. Nichols
Administrative Clerk

C.P.A. E. zone, Use Permit / Plummer Pontiac

	FirstName	LastName	Address1	City	State	PostalCode
1.	Safdar & Rubina	Khan	2113 Alpine Drive	Lodi	CA	95240
2.	Leona	Beam	932 S. Wellswood Avenue	Lodi	CA	95240
3.	Dave & Maryetta	Buell	1101 Stafford Street	Lodi	CA	95240
4.	Dayal & Jagjett	Chahal	3251 Southwycke Terrace	Fremon t	CA	94536
5.	Mohammad	Safdar	925 S. Garfield St.	Lodi	CA	95240
6.	Mohammad	Arshad	925 S. Garfield St	Lodi	CA	95240
7.	Denis	Mailloux	24239 Suttentfield Road	Acampo	CA	95220
8.	Robert	Gray	939 S. Garfield Street	Lodi	CA	95240
9.	A.H.	Tecklenburg	1752 N. Hunter Street	Stockto n	CA	95204
10.	Roberto	Contreas	1011 S. Garfield St.	Lodi	CA	95240
11.	Wilbert & Josefina	Opp	1015 S. Garfield Street	Lodi	CA	95240
12.	Maria	Barragan	1007 S. Garfield St.	Lodi	CA	95240
13.	Francisco & Dolo	Cisneros	1027 S. Garfield Street	Lodi	CA	95240
14.	Robert & Maxine	Heil	4400 Gateway Road	Bethel Island	CA	94511
15.	Grant	Harrison	1035 Garfield Street	Lodi	CA	95240
16.	John & Sherry	Schwall	1039 Garfield Street	Lodi	CA	95240
17.	Kevi	Toumazos	618 Las Juntas Street	Martine z	CA	94553
18.	Larry	Geweke	P.O. Box 1210	Lodi	CA	95241
19.	Daryl	Geweke	P.O. Box 1210	Lodi	CA	95241
20.	Dale	Edens	114 Benson Drive	Lodi	CA	95242
21.	Alexander	Scott	P.O. Box 82	Lodi	CA	95241
22.	Jorge & Sylvia	Caracosa	433 Mission St.	Lodi	CA	95240
23.	Jacqueline	Steele	12855 E. Collier	Galt	CA	95632
24.	Thomas	Huff	432 Mission St.	Lodi	CA	95240
25.	Isidro & Connie	Ibarra	436 Mission St.	Lodi	CA	95240
26.	Robert & Barbara	Fisher	440 Mission Street	Lodi	CA	95240
27.	Trina	Ferrero	1012 Wellswood Ct.	Lodi	CA	95240
28.	Brent	Workman	1016 Wellswood Ct.	Lodi	CA	95240
29.	For & Arshad	Dil	426 Concord St.	Lodi	CA	95240
30.	J. H. & C.M.	Daumer	428 E. Concord St.	Lodi	CA	95240
31.	Francisco	Diaz	430 E. Concord Street	Lodi	CA	95240
32.	Terrance D. & P	Drace	431 E. Concord Street	Lodi	CA	95240
33.	Adel	Beames	571 W. Taddei Road	Acamp o	CA	95220
34.	Joel	Molina	441 Concord Street	Lodi	CA	95240

	FirstName	LastName	Address1	City	State	PostalCode
35.	Glenn	Rieck	431 E. Poplar Street	Lodi	CA	95240
36.	Jerry & Sharon	Hughes	435 E. Poplar St.	Lodi	CA	95240
37.	Walter	Tecklenburg	935 S. Cherokee Lane	Lodi	CA	95240
38.	Russell	Triolo	1827 Edgewood Drive	Lodi	CA	95240
39.	Mohammad	Arshad	925 S. Garfield St.	Lodi	CA	95240
40.	John	Matos	1003 S. Garfield Street	Lodi	CA	95240
41.	Horacio	Ordonez	1019 S. Garfield St.	Lodi	CA	95240
42.	Dennis	Plummer	1011 S. Cherokee Lane	Lodi	CA	95240